

MINUTES

CITY PLAN COMMISSION/ARCHITECTURAL REVIEW BOARD

August 6, 2007

A meeting of the City Plan Commission/Architectural Review Board of the City of Clayton, Missouri, met upon the above date at 5:30 p.m., Chairman Harold Sanger presiding. Upon roll call, the following responded:

Present

Harold Sanger, Chairman
Michael A. Schoedel, City Manager
Steve Lichtenfeld, Aldermanic Representative
Jim Liberman
Debbie Igielnik (left the meeting at 7:00 p.m.)
Marc Lopata (left the meeting at 7:30 p.m.)
Scott Wilson

Absent:

None

Also Present:

Catherine Powers, Director of Planning & Development Services
Kevin O'Keefe, City Attorney

Chairman Sanger welcomed everyone to the meeting and asked that conversations not take place during the meeting and that all cell phone and pager ringers be turned off.

Catherine Powers indicated that the order of the agenda will be revised due to a time constraint on one of the applicants. She stated the conceptual presentation for the retail village will be heard first.

MINUTES – REGULAR MEETING OF JULY 16TH, 2007

The minutes of the regular meeting of July 16, 2007 were presented for approval. The minutes were approved, after having been previously distributed to each individual member.

CONCEPTUAL REVIEW – MIXED-USE DEVELOPMENT – AREA BOUNDED BY LYLE AVE., FORSYTH BLVD. & CARONDELET

Catherine Powers explained that this is a request for conceptual review of a mixed-use project to be located at Carondelet Plaza in the area bounded by Lyle, Forsyth and Carondelet. This site has been vacant for several years. The proposed project would complete the development of this pivotal area in Clayton by occupying all of the vacant land still in existence in Carondelet Plaza.

Core 10 Architecture, on behalf of Mehlman Realty, is proposing a mixed-use project consisting of the following components:

Retail	109,710 sf on two levels
Theater/Performance Venue	13,600 sf
Office	108,700 sf on 5 levels
Hotel	150 rooms on 5 levels
Parking	663 cars above & below grade

Catherine stated that this project provides a substantial retail component and theater/performance venue as outlined in the Business District Master Plan. The office building will front Forsyth Boulevard and will contain approximately 2 levels of retail, 2 levels of above grade parking and 5 levels of office space. A boutique hotel is also proposed for the site. Finally, 663 parking spaces are proposed. The applicant will be required to provide a parking study as part of the Planned Unit Development process, but staff believes that the project's location near the MetroLink station and the possibility for shared parking will not require parking per the strict interpretation of the Zoning Ordinance. There is no height limit in this Overlay District, but given the density, the developer will probably request a waiver of the 3.0 Floor Area Ratio (FAR). The actual architecture and specifics related to greenspace and gathering areas are not fully designed, but staff believes these aspects will be in keeping with the quality of other projects in this District. Catherine asked that the members hear the presentation and provide the developer input.

Mark Mehlman, developer and Tyler Stephens were in attendance at the meeting.

Mr. Mehlman indicated that he would provide a brief overview of the project. He stated he is very excited to see The Crescent come close to completion and that nearly 70% of the residential units have been sold and all of the retail spaces have been leased. He stated that there is one more piece of the puzzle needed and that this project (Carondelet Village) will bring the City needed financial benefits. He stated the project consists of five (5) key components: 1) 110,000 square feet of retail; 2) a boutique hotel consisting of 120 to 150 rooms; 3) a five screen movie theater/performance theater; 4) a 110,000 square foot boutique office building; and 5) a 663 space parking facility (both above and below grade). He stated this parking facility will provide more than enough parking for the \$116 million, 315,000 square foot development. Mr. Mehlman then introduced Tyler Stephens, project architect, to the members.

Chairman Sanger announced that this is only conceptual review at this time and that nothing is binding on either the City or the applicant. He stated no vote will be taken this evening.

Mr. Stephens stated that he will be discussing the concept at this time as many of the architectural elements have not yet been finalized. He stated that The Crescent was created to provide a public amenity area, yet this project will provide urban retail and will be modeled after a European village. Mr. Stephens began a PowerPoint presentation, with the first slide depicting the proposed site plan. Mr. Stephens stated that Lee Avenue will be a pedestrian "feeder" and the south side entrance across the Ritz will provide access to the garage and hotel. He stated that pedestrians mainly travel east to west and that the height, to a degree, is limited. A slide depicting the scale of the developments was shown. He explained that The Crescent is 9 stories and the Plaza is much

taller. He stated the proposed office building is one story taller (at 10 stories) than The Crescent and the hotel is 8 stories so as not to block the views of the penthouses to the east. He stated the off Forsyth, there will be 3 stories of retail along Carondelet with the inner core providing 2 stories of retail. Mr. Stephens indicated that they tried to get all the parking underground but due to soil conditions, they had to compromise by putting 2 levels below grade and 3 levels above grade. He stated the bottom floors will provide parking for the office and hotel and that retail parking will be above grade. A slide depicting the parking layout was presented. Mr. Stephens stated that since this is not an enclosed mall, a covered arcade will be provided to provide shelter along the retail shops. He stated that the Weil Avenue side of the development will be the service side. He stated the office building is turned north and south to keep the bulk of the taller portion off Forsyth. At this time, slides depicting various elevations were presented. Mr. Stephens noted that the project is not yet fully designed. He asked if there were any questions.

Steve Lichtenfeld asked what will happen to the garage vegetation during the winter.

Mr. Stephens stated that he believes evergreens and ivy will be used and that they will work with a landscape architect to get the best possible plantings.

Mike Schoedel asked about the grade change.

Mr. Stephens stated there is a 20 foot grade change from Forsyth to Carondelet.

Jim Liberman indicated that he is pleased with the interior plaza renderings and that it will take a fair amount of activity for it to work.

Scott Wilson stated he is concerned with the front door of the office building being within the confines of the courtyard and that the look of the back door does not offer the same “feel” as the front.

Mr. Stephens commented that because of the nature of Lyle Avenue, it will not be seen as much.

Debbie Igielnik asked what is located west of the office building.

Mike Schoedel stated there is a bank west of the office building, which was recently subject to exterior alterations that came before and approved by the ARB.

Steve Lichtenfeld stated that arcades can be detrimental.

Mr. Stephens stated he believes signage will help and that the height of the arcades are fairly high.

Jim Liberman commented that the Forsyth side is the most important side.

Mr. Stephens stated that the ideal retail depth is shallower than that of an office.

Chairman Sanger asked if a rendering of the Forsyth view was available.

Mr. Stephens replied “yes”. He stated the entire stretch along Forsyth will contain 2 story retail (approx. 9,000 square feet). The members were informed that architects from Chicago will become involved with this project.

Mike Schoedel referred to The Boulevard development on Brentwood Boulevard, stating that when one is driving down Brentwood Boulevard and looks at the development, it looks as though you are seeing the back side.

Mr. Stephens assured the members that this project is nothing like The Boulevard. He stated The Boulevard has no entrances off Brentwood Boulevard and that “life” takes place entirely within the interior of the development. He stated that The Boulevard is not urban retail; this project will be.

Marc Lopata asked if the only loading zone is west of the office.

Mr. Stephens stated there is the possibility of another one for the retail anchor.

Marc Lopata asked about truck traffic.

Mr. Stephens stated that trucks will back in, unload and leave.

Debbie Igielnik asked about the size of the theater.

Mr. Mehlman stated it will contain between 150 and 200 seats and that he is considering stadium seating.

Scott Wilson asked if the project will be constructed of pre-cast stone and brick.

Mr. Stephens replied “yes”.

Scott Wilson commented with regard to the green aspect, if any thought has been given to the types of plantings that will be used.

Mr. Stephens stated that landscaping experts will be involved for that aspect of the project.

Scott Wilson asked if it will be a “green” project.

Mr. Stephens stated that the roof parking deck will be green, that there will be energy efficiency within the building. He stated they can control this aspect better than they can with residential.

Debbie Igielnik asked if it will be LEED Certified.

Mr. Stephens stated that they are considering LEED Certification.

Mr. Stephens indicated that they could also consider “Green Globes” which is another certification process, but that process is also a big commitment and that LEED could probably be done for the same cost as Green Globes.

Jim Liberman asked to discuss the parking reduction.

Mr. Stephens indicated that the retail and office parking requirement is one space for each 300 square feet and that the hotel parking requirement is .75 space per room. He stated that if the office component were eliminated, the parking being proposed would meet the requirements of the Ordinance. He stated he believes the parking requirement for the theater is 1 space for every 4 seats. He stated at night, the office spaces are not being used and therefore, can be used for retail parking.

Jim Liberman asked if this is a theory or if a consultant has provided input.

Catherine Powers advised the members that a parking study will be required. She reminded the members that this development is in a TOD (Transit Oriented Development) area and therefore, there should be a reduction in the parking requirement.

Steve Lichtenfeld stated he has a concern with the massing and height along Forsyth in that it may create a “canyon” effect rather than a step-back approach.

Mr. Stephens stated that is a reason the office building has been turned.

Steve Lichtenfeld commented that it looks like Washington University’s West Parking garage. He stated that Michigan Avenue is several times the width of Forsyth and suggests a generous step-back to lessen the canyon effect on the narrow street.

Mr. Stephens stated the building is taller than is wide.

Chairman Sanger commented that this Board rejected Orchard’s initial proposal because the tall building was along Forsyth.

Marc Lopata stated that the step-back is a good idea and that green certification is an important commitment to the City and would be a tremendous value to the development.

Mr. Richard Wooley, Clayton resident, suggested they not use ivy used in Wrigley Field and suggested they look at the west side of the Smurfit building.

Chairman Sanger thanked Mr. Mehlman and Mr. Stephens for the presentation and indicated that he is looking forward to the formal presentation.

CONDITIONAL USE PERMIT/ARCHITECTURAL REVIEW – GOODVIBE PRE-SCHOOL –
7530 MARYLAND AVENUE

Mr. Milo Gralnick, operator and Mr. Mike Riley, project architect, were in attendance at the meeting.

Catherine Powers explained that the school will primarily occupy the first floor of the building commonly known as the Bracken Building. The space measures approximately 5,200 square feet. The application materials indicate that the school will accommodate 12 to 16 students in

one classroom, but that capacity might be increased to 18 students depending on demand. The proposed hours of operation are Monday through Friday from 9:30 a.m. to 1:30 p.m. There will be a morning and late morning session during the operating hours. Staff will consist of three teachers and a principal. Because the hours are limited, the pre-school is exempt from state licensing. A letter from the state to this effect has been provided. Four parking spaces for staff are provided in the existing surface parking lot adjacent to the building. Parent pick-ups and drop-offs will be accommodated on Maryland Avenue which allows on-street parking. The number of spaces meets the Zoning Ordinance requirements for parking for schools; however, any increase in staffing will require the pre-school to lease spaces nearby. Staff recommends that the Commission recommend approval of the Conditional Use Permit to the Board of Aldermen subject to the following conditions:

1. That the building contain only one open classroom as shown on the plans dated 7-12-07.
2. That the 4 parking spaces be designated for staff parking the entire time the school occupies the location; and if additional staffing is required, that the applicant obtain leases for those spaces from locations nearby.
3. That any signage be approved by the City prior to installation.

Mr. Riley explained that two rooms have been converted to one classroom to accommodate 10 to 20 children ages 3 to 5. He stated the building will also contain one or two offices.

Chairman Sanger asked if Goodvibe is currently operating.

Mr. Gralnick indicated that this is a new, not-for-profit school and funded by a private foundation with a strong emphasis on arts and music. He stated the school will operate ½ day Monday through Friday.

Debbie Igielnik asked the name of the foundation.

Mr. Gralnick replied “Helene Gralnick Foundation”.

Jim Liberman stated the building could easily accommodate 10 to 20 office workers.

Mr. Gralnick presented the floor plan and provided an explanation. He stated no children will be in the basement or on the second floor.

Jim Liberman asked if the second floor will be utilized.

Mr. Gralnick stated he has no plans to use the second story.

Mr. Tim Waters, Clayton School District, stated this building has been vacant for a few years.

Chairman Sanger asked the length of the lease.

Mr. Gralnick indicated that the lease is for only one year, but he hopes to renew it.

Scott Wilson asked how students will be recruited.

Mr. Gralnick stated he will advertise and hopes to get the word out on a local radio station. He stated he does not believe there will be a problem getting students since there is a limited number the school can accommodate.

Chairman Sanger asked the hours of operation.

Mr. Gralnick indicated the hours requested are 9:30 a.m. to 1:30 p.m., although it is more likely the hours will be 9:30 a.m. to 11:30 a.m.

Steve Lichtenfeld asked if food service will be offered.

Mr. Gralnick replied “no”.

Chairman Sanger asked Kevin O’Keefe if this Commission could recommend approval for one year and re-review once the one year period expires.

Kevin O’Keefe stated there are no specifics on this in the Code, but that a conditional use permit is approved on conditions and therefore, the use could be re-examined in one year if the Commission desires.

Steve Lichtenfeld commented that the side door allows access to the second floor. He asked how the students will be prevented from accessing the second floor.

Mr. Gralnick stated that his main focus before the school opens is to make the second floor inaccessible.

Steve Lichtenfeld asked if there will be an outside play area.

Mr. Gralnick replied “yes”. He indicated there will be no climbing equipment.

Steve Lichtenfeld asked about equipment storage.

Mr. Gralnick stated that in order to maintain the integrity of the area, he will not leave any equipment outside.

Jim Liberman noted that there is a transformer in the middle of the play area.

Mr. Riley stated that the fence can be re-routed so the children do not come in contact with the transformer.

Mr. Gralnick agreed.

Scott Wilson asked Mr. Gralnick when he plans to begin operation of the school.

Mr. Gralnick indicated that he hoped to be open by September 1st, but did not think that was feasible, so he hopes to be open late in the Fall.

Ms. Renette Saleeby, neighboring property owner, voiced her concern regarding parking. She stated that Lee Avenue is precious space and asked if there will be an entrance/exit off of Lee Avenue.

Mr. Gralnick replied “no”. He indicated that the Lee Avenue doorway will be used for emergency egress only and that Maryland Avenue will be where the children are picked up and dropped off.

Ms. Saleeby asked if there will only be 4 employees.

Mr. Gralnick replied “yes”.

Chairman Sanger noted that Lee Avenue is a public street.

Marc Lopata asked if the school will be open during the Summer.

Mr. Gralnick indicated that initially, he will only be open during the regular school year.

Chairman Sanger asked if the conditional use permit will address the hours of operation.

Catherine Powers stated that the State of Missouri will only allow 4 hours per day maximum.

Being no further questions or comments, Mike Schoedel made a motion to recommend approval of the conditional use permit per staff recommendations to the Board of Aldermen. The motion was seconded by Debbie Igielnik and received unanimous approval of the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that the applicant is proposing to install a 4.5-foot black metal fence along the property facing Lee Avenue to allow a secure play area for the children attending the preschool. The play area will occupy a portion of the existing asphalt parking lot. To provide screening, the applicant is proposing to remove a 3-foot portion of the asphalt parking lot to provide a planting screen. To meet the Building Code requirements for egress, the applicant is proposing to install an exit stairway on the west elevation. According to submitted photographs, this stairway will be placed in the same location as a previous exit. The new door will be metal with a glass window. The stairway will contain steel treads and rails. The Building Official notes that per the Code, the risers should be solid and not open. Catherine stated that the proposed fence is necessary for the safety of the children attending the school. The applicant has not provided any information as to what equipment might be placed in the play area, but the plans indicate the existing asphalt will remain. Staff has concerns with the safety of the asphalt paved play area if any permanent playground equipment is installed. The proposed landscaped buffer should provide additional screening if tall evergreens are used. Staff recommends approval with the following conditions:

1. That the risers be solid to meet building code requirements, per staff review.

2. That the plantings be 6-foot minimum height, narrow growth evergreens to provide year-round screening.

Mr. Riley commented that they were not proposing open risers and agree with staff's recommendations.

Jim Liberman asked about the fence.

Mr. Riley indicated that it is black aluminum square picket fence.

Marc Lopata asked if a softer play surface area will be provided.

Mr. Gralnick stated that in the future, he will improve the paved area.

Mr. Mel Disney, Clayton resident, suggested that the fence either be relocated so the transformer is outside the fenced area or that an additional fence be provided around the transformer. He stated that additionally, the toilet door swings in a way that reduces the exit space, but that situation may be discovered during building permit review. Additionally, he suggests that since the building is Colonial, that the fence and doorway be white.

The architect agreed to the fence and door being white.

Debbie Igielnik noted that she had to leave the meeting and excused herself at approximately 7:00 p.m.

Jim Liberman asked the architect if he was aware of the bathroom door situation.

Mr. Riley replied "yes". He indicated that this is a current situation and will work with the City's permitting office.

Marc Lopata stated that although "green" is not required, it would be a benefit and suggested that they do LEED for existing buildings.

Chairman Sanger advised the applicant that there is no requirement to do so, but asked that they consider it.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendations and that a fence be placed around the transformer, that the fence and door be white and that the plans meet Code requirements. The motion was seconded by Mike Schoedel and received unanimous approval of the Board.

CONDITIONAL USE PERMIT – KALDI'S COFFEE HOUSE – 187 CARONDELET PLAZA
(THE CRESCENT)

Mr. Josh Ferguson, co-owner, was in attendance at the meeting.

The applicant proposes a coffee shop featuring coffee, smoothies, salads and sandwiches.

Catherine Powers explained that Kaldi's Coffeehouse will be approximately 1,900 square feet in size and will accommodate 60 patrons in the dining area. Patron and employee parking will be available in the building or adjoining parking garage. Although outdoor seating is shown on the plans, it is not being considered as part of this application. The applicant will submit separately at a later date. The proposed hours of operation are 6 a.m. until 6 p.m., seven days a week. Deliveries to the restaurant will be made to the rear building loading dock. The proposed restaurant will not offer a delivery service. Trash dumpsters are located in the rear of the building. Catherine indicated that staff recommends approval of the conditional use permit to the Board of Aldermen.

Mr. Ferguson distributed a copy of their menu to the members. He stated Kaldi's has been in Clayton for nearly 13 years and that they are very excited to be opening up another location. He stated this one will be about 500 square feet larger than the existing location. Renderings were presented.

Marc Lopata noted that staff's memorandum indicates that they will close at 6:00 p.m. He commented that 6:00 p.m. seems early to close.

Mr. Ferguson stated that they will be open until 10:00 p.m.

Catherine Powers apologized for the typo and noted that the hours depicted in the memo were incorrect.

Marc Lopata asked if the restaurant will recycle.

Mr. Ferguson replied "yes".

Steve Lichtenfeld asked if a pedestrian railing will be required when the applicant submits for outdoor dining.

Catherine Powers indicated that is something staff will determine once an application for outdoor dining is submitted.

Mr. Ferguson advised the members that outdoor dining was not included in this application since they are still in discussion regarding that matter with the landlord.

Being no further questions or comments, Mike Schoedel made a motion to recommend approval of the conditional use permit to the Board of Aldermen. The motion was seconded by Steve Lichtenfeld and unanimously approved by the members.

SITE PLAN REVIEW/ARCHITECTURAL REVIEW – NEW CONSTRUCTION – SINGLE FAMILY RESIDENCE – 8321 KINGSBURY BLVD.

Ms. Lauren Strutman and Mr. Steve Endsley, project architects, were in attendance at the meeting. Also in attendance at the meeting was Steve Shapiro, with RJ York Development (owner/developer).

Catherine Powers explained that the project consists of a 2-story, 26.6 feet in height, 5,109 square foot brick and stone single-family residence with a four-car (tandem parked) at grade rear entry garage. The site measures approximately 10,800 square feet and is located in the Clayton Gardens subdivision and Urban Design District (UDD). Access to the residence is provided via a new driveway along the west side of the property. Catherine stated that the Clayton Gardens UDD allows up to 55% for new single family residences with an at-grade rear entry garage. The plans indicate that the existing impervious coverage is 4,204 square feet or approximately 38% of the site. The new plans show impervious coverage at 5,894 square feet or 54.6% of the site, representing an increase of 16.6%. Because a storm sewer is not located near the site, the applicant is proposing to connect all downspouts to three laterals terminating via pop-up bubblers in the front yard. The plans show that the last five feet of the roof drains will be corrugated pipe set in clean gravel fill. No storm water is proposed to be piped to the rear of the property. To further mitigate the increase in impervious coverage, the applicant is proposing to install a pervious concrete turnaround. Pervious concrete provides a similar mechanism as pervious pavers in that the design allows water infiltration. The plans also show an under drain connected to one of the laterals leading to the front yard. The storm water plans have been prepared by a civil engineer and reviewed by the City's Public Works Department. Trash storage as depicted on the civil site plan is within an enclosure off the rear of the driveway turnaround and screened with a 4-foot high wood fence. The HVAC units are shown on the site plan to be located on the side of the house approximately 5 feet from the property line and screened with a wood lattice fence and evergreens. There is one, 12-inch caliper tree which will be removed from the site with 23-inches remaining. The applicant is proposing 18-inches of replacement trees. The City's contracted landscape architect has noted that two street trees will be impacted by construction and need to be protected. The applicant has indicated on the plans that these trees are to be protected. Catherine stated that this proposal represents the continuing trend for replacement homes in Clayton Gardens and that new homes on both sides of this property have already been approved. Staff is of the opinion that the applicant has mitigated the increase of water run-off by installing a permeable surface driveway and by directing all storm water to the front of the property. Staff recommends approval of the site plan with the following conditions:

1. That the City's Tree Protection Standards be followed for the street trees.
2. That the developer submit a bond or escrow in the amount of \$6,480 payable to the City in the event that the two street trees are damaged by construction.
3. That a certified arborist provide a written evaluation of the condition of the trees, at the expense of the developer, one year after the occupancy permit is issued. If the arborist determines that the trees have been impacted by construction and recommends their removal, the bond/escrow will be tendered by the City for replacement.

Ms. Lauren Strutman presented a site plan to the members and explained the landscaping. She stated that the large street trees and trees in the front are going to remain and that all drainage will go to the front of the property. A pervious concrete brochure was distributed.

Catherine Powers advised the members that the Public Works Department reviewed the drainage plan and find it acceptable.

A sample of the pervious concrete was presented. Ms. Strutman stated that it can be colored to match exposed aggregate if the Commission requested.

Marc Lopata stated that he was previously pessimistic about the product but has since seen it and when properly used, is a great product. He asked who will be installing it.

Ms. Strutman stated that a contractor has not yet been selected, however it will most likely be VJ Cement or Mark Watson.

Mr. Shapiro advised the members that this will be his personal home. He stated he was upset when he was told to reduce the impervious coverage and that using this pervious concrete is costing him two to three times more.

Catherine Powers noted that staff requested use of the pervious concrete for storm water mitigation, not to reduce impervious coverage.

Marc Lopata stated that this is a 40% increase in impervious coverage and that MSD is being sued by the EPA.

Jim Liberman asked if dumping water to the front and then to the street is common.

Chairman Sanger stated that other houses on the street have the same situation.

Marc Lopata stated that he spoke with Paul Wojciechowski, Public Works Director, about running the gravel bed close to the house.

Alex Berger, Alderman, commented that this is an extraordinary encroachment onto a neighbor's property and asked if there will be potential damage to the neighbor's property.

Mr. Shapiro stated there is no encroachment at the rear and he owns the properties on either side of this site.

Alderman Berger stated that RJ York has been cited numerous times regarding construction fence violations.

Mr. Shapiro stated that it has been over a year since RJ York has received a citation from the City has that he has hired an independent contractor.

Catherine Powers concurred. She stated to her knowledge, RJ York has received no citations in the past year.

Ms. Vivian Eveloff, 8318 Kingsbury, asked when the construction fence will go up and when it will come down.

Mr. Shapiro stated he thinks that he will tie the fences for 8327 and 8321 together.

Catherine Powers advised the members that construction fences are put up about one week prior to demolition.

Mr. Shapiro asked about the bond that staff is recommending.

Catherine Powers stated that the City's landscape architect believes that there could be an issue with the viability of the street trees and is therefore, asking for the bond.

Mr. Shapiro agreed.

Marc Lopata stated that there is no silt fence on the property and about garbage pick up. He stated the lot is unsanitary.

Mr. Shapiro stated that he thought the silt fence was up, but that he will visit the site tomorrow and take care of these issues.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve the site plan per staff recommendations (outlined above). The motion was seconded by Jim Liberman and received unanimous approval of the members.

The architectural aspects of the project were now up for review.

Catherine Powers explained that height mitigation, as required by the Clayton Gardens Urban Design District, is not a primary concern at this location due to the height of the new two-story houses on each side. The front elevation massing is somewhat greater than the adjacent homes; however, the design is compatible with the area. The proposed residence will be constructed of red brick with stone accents. The side and rear elevations contain stucco on the bay windows and along a portion of the second story on the rear elevation. Staff would prefer brick for the second story area proposed to be stucco; however, the architect indicates structural concerns, thus requiring a lighter material. As proposed, a minor modification is needed to the Clayton Gardens Urban Design District to allow the third material. Windows will be casement, black in color. A rear-entry at grade four-car (tandem parked) garage is proposed. The driveway and turnaround is proposed to be pervious concrete. The roofing material will be architectural shingles, black in color. Trash will be located in an enclosure at the rear off the driveway turnaround screened with wood fence. The HVAC units are located on the side of the house and screened with a 4-foot high lattice wood fence and landscaping. Catherine indicated that staff believes that this new home will compliment the two new homes on either side and that this new home represents a higher quality design than the existing structure and recommends approval as submitted.

Ms. Strutman presented a color rendering to the members. She stated this is a traditional, 2-story home. Samples of the red brick, limestone, window and black architectural shingle roof were presented. Ms. Strutman explained that the rear stucco area is set 16 feet back and that she does not think that it will be very visible and believes stucco is more appropriate than brick for this area.

Scott Wilson asked if the brick proposed is full brick.

Ms. Strutman replied "yes".

Chairman Sanger commented that the chimney area seems oddly tall.

Jim Liberman asked about downspouts.

Ms. Strutman stated that she did not draw them in the rendering but they are included in the plans. She stated they will be black aluminum.

Catherine Powers indicated that the City has received concern from neighbors about the massing of the front of the structure.

Ms. Strutman stated that this home is two foot shorter than the other new homes.

Mr. Alan Morris, 8318 Kingsbury, referred to the contextual drawing as seen from his home across the street. He stated the home appears to be a tall, blocky structure. He asked the Board to consider his concern and the Clayton Gardens UDD Standards.

Note: Marc Lopata left the meeting (7:30 p.m.).

Mr. Morris distributed photos of the existing homes to the north. He stated that there are three, 1-story homes that are across the street. He stated that 224 and 228 Lancaster as well as 8411 Kingsbury are 1 ½ story homes and that the other 2-story homes are less imposing. He stated that the similar home at 323 Forsyth is narrow and not as much of a visual impact. He stated that the cumulative effect of this home with the other new homes is greater than one in itself.

Mr. Rich Wooley, 8322 Kingsbury, asked that the right elevation be softened with gables or some other feature. He referred to newer homes on Gay Avenue that are boxy, but have a softer effect due to their design. He asked that the 2-story effect be moved to the rear elevation.

Steve Lichtenfeld stated that the entrance looks like a tower as it is high and wide and that the “lantern” approach makes the structure seem taller.

Mr. Shapiro referred to the new beautiful home at 115 Brighton Way. He stated that this proposed home was originally larger, but has been reduced after discussions with the City Planner (Jason Jaggi).

Ms. Strutman stated that she believes the home to comply with the Clayton Garden UDD Standards.

Chairman Sanger asked Catherine Powers if the home meets these Standards.

Catherine Powers replied “yes”. She stated that there is no requirement to provide a step-down at the front.

Chairman Sanger commented that he is struggling to see this as a problem when he sees the other new homes on either side.

Scott Wilson stated he likes the design.

Jim Liberman stated that the house to the right is a 2-story structure, but it appears to be a story and a half.

Catherine Powers reminded the members that there is no prohibition on 2-story structures in this neighborhood, just that they meet the Standards outlined in the Clayton Gardens UDD as this one does.

Ms. Strutman reiterated that the houses on either side are about 2 foot taller than this proposed house.

Being no further questions or comments, Scott Wilson made a motion to approve as submitted. The motion was seconded by Mike Schoedel and received the following vote: Ayes: Chairman Sanger, Scott Wilson, and Mike Schoedel. Nays: Steve Lichtenfeld and Jim Liberman. Motion carries.

FRONT YARD FENCE – 7710 WEST BILTMORE

Ms. Stephanie Russell, owner, was in attendance at the meeting.

Catherine Powers explained that the applicant is proposing to install a 6-foot tall black metal fence along the side and front of the property. Because this is the property's primary yard area, the owner would like a fence to provide safety for her children. Due to the irregular configuration of the subject property, the fence will be placed in front of the building line along Biltmore Drive. An existing wood privacy fence along the alley will remain which provides screening from the Clayton Road commercial areas behind this house. Catherine stated that Subdivision Trustee approval has not yet obtained and that staff recommends approval with the condition that Trustee approval be obtained and submitted to City staff prior to issuance of a building permit.

Ms. Russell stated that she is aware she needs Trustee approval.

Jim Liberman asked why a 6-foot tall fence is being requested.

Ms. Russell stated that her children are 2 and 3 years of age and is concerned that a shorter fence could provide easier accessibility to the yard area. She stated she is requesting a taller fence for obvious safety reasons, as it is not as easy to hop a 6 foot fence as it would be to get over a 4 foot fence.

Steve Lichtenfeld asked if she is considering adding any landscaping.

Ms. Russell replied "yes". She stated she just moved here from California and still needs to do some research regarding what type of landscaping she would like to install.

Steve Lichtenfeld stated that he typically would not like a 6-foot front yard fence in this neighborhood, but that this property is unique as it is surrounded on three sides by a public roadway and therefore, will make an exception.

Being no further questions or comments, Steve Lichtenfeld made a motion to approve per staff recommendation. The motion was seconded by Mike Schoedel and received unanimous approval of the Board.

Being no further business for the Plan Commission/Architectural Review Board, this meeting adjourned at 8:05 p.m.

Recording Secretary